

Outcome: Encourage a Greater Share of Growth in Urban Areas and Urban Centers; Limit Growth in Rural/Resource Areas



Indicator 31: Employment in Urban Areas, Rural / Resource Areas, Urban Centers, and Manufacturing / Industrial Centers

Countywide Planning Policy Rationale

"A fundamental component of the Countywide planning strategy is the maintenance of the traditional character of the Rural Area....The lands within the Urban Growth Areas shall be characterized by urban development...[and] shall accommodate the 20-year projection of household and employment growth...Urban Centers are expected to account for up to one-half of employment growth...each Center shall have planned land uses to accommodate...a minimum of 15,000 jobs within one-half mile of a transit center....(CPP FW-9, LU-26 & 40; IIID2. See also LU-59 & LU 68)

Indicator 31 looks at the proportion of our new employment that is located in the urban area rather than the rural area, and at the proportion of new employment that is located in urban centers and manufacturing / industrial centers.

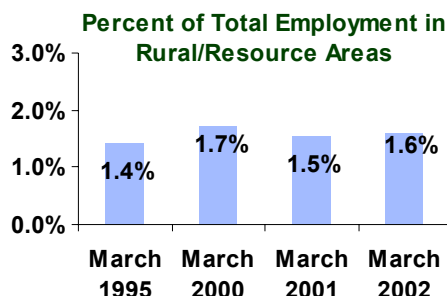
The intent is to foster employment growth in the urban areas, particularly the centers, rather than having it widely dispersed in more remote suburban and rural areas. This provides for a more effective public transportation system and better proximity of jobs to population centers. Residential growth in these same urban centers also brings people, jobs and commercial life closer together. Please see Indicator 38 for the ratio of jobs to housing in the Urban Centers.

Key Trends

Employment in Urban vs. Rural Areas

- About 1.6% of County employment is located in the rural and resource areas.
- The number and proportion of jobs in the rural areas has increased slightly from 1995, but the amount is still in keeping with the rural character.

Fig. 31.1



*Difficulties with identifying employment location may make the 1995 data less reliable than more recent years, and thus, make the change appear more dramatic than it was.

Employment in Urban Centers

Fig. 31.2

Total Employment in Urban Centers				
	March 1995	March 2000	March 2002	Net Change in Jobs: 3/95 - 3/02
Auburn*	See note below		3,102	na
Bellevue	23,088	31,221	27,914	4,826
Federal Way	3,186	3,870	3,886	700
Kent	3,100	3,085	3,302	202
Kirkland/Totem Lake*	See note below		12,634	na
Redmond**	4,025	10,417	12,845	8,820
Renton	14,006	16,452	14,327	321
SeaTac	7,064	8,589	8,631	1,567
Seattle	226,913	271,674	254,016	27,103
1st Hill/Cap. Hill	32,028	36,096	38,619	6,591
Downtown	139,954	174,028	156,473	16,519
Northgate	9,467	11,063	10,638	1,171
Seattle Center/Lower Queen Anne	16,726	16,890	15,536	-1,190
Univ. District	28,738	33,597	32,750	4,012
Tukwila	17,047	20,366	18,590	1,543
Total Jobs and Total New Jobs in Urban	298,429	365,674	343,511	45,082
Percent of New Jobs Created from 1995 - 2002 that are in Urban Centers				29%

*Auburn Downtown and Totem Lake-Kirkland were designated as Urban Centers during the past year. Auburn had a baseline of approximately 3,200 jobs at the end of 2002, while Totem Lake had approximately 12,600. Burien expects to have a designated Urban Center by the end of 2004. **A major employment center moved into Redmond Urban Center between 1995 and 2000.

- 29% of all jobs created in King County from 1995 through 2002 were in Urban Centers. Another 12% were in Manufacturing / Industrial Centers.
- The Countywide Planning Policies specify that urban centers should accommodate up to 50% of new employment. Urban and manufacturing centers together have accommodated about 41% of job growth during the past seven years.
- Some of the urban centers do not yet have the optimum number of jobs or residents - around 15,000 within a half-mile radius of a public transportation hub - to support high levels of transit service.

Fig. 31.3

(continued on page 5)

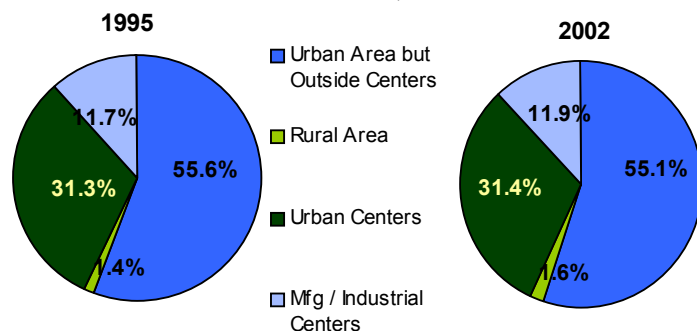
Total Employment in Manufacturing Centers				
	1995	2000	2002	Net Change in Jobs: 1995 - 2002
Kent	13,924	16,203	14,576	652
Redmond: Overlake	10,308	20,144	29,310	19,002
Seattle	72,864	83,952	75,653	2,789
Duwamish	58,700	69,601	60,814	2,114
Interbay/Ballard	14,164	14,351	14,839	675
Tukwila	14,482	11,814	11,042	(3,440)
Total Jobs in Manufacturing Centers and Net Chg in Jobs	111,578	132,113	130,581	19,003
Percent of New Jobs Created from 1995 - 2002 that were in Manufacturing Centers				12%

Indicator 31 (continued)

- Auburn, Federal Way, and Kent all have fewer than 4,000 jobs and under 1,000 housing units. However, these three centers do act as local transportation hubs, especially since the opening of Sounder Commuter Rail (which serves Auburn and Kent) in late 2000. Because of this they are prime candidates for future job and housing development.

Fig. 31.4

Location of Jobs in King County



- There has been only slight change in the location of jobs between 1995 and 2002. In 1995, 43.0% of all jobs in the County were in the urban and manufacturing centers; now 43.3% are in those centers.
- Of the urban centers, only Lower Queen Anne (Seattle Center) lost jobs between 1995 and 2002. However, job growth was also minimal in Kent, Federal Way, and Renton. The countywide recession from 2000 to 2002 accounts for much of this slow growth.
- Among the manufacturing / industrial centers, only Tukwila showed negative job growth over the whole 1995 - 2002 period. All these centers, except Redmond and Ballard/Interbay, experienced job loss from 2000 to 2002.
- With a modest economic recovery occurring in 2003 and 2004, opportunities for growth in all the centers should improve.

Outcome: Make Efficient Use of Urban Land

Indicator 32: Percent of New Residential Units Built Through Redevelopment



Countywide Planning Policy Rationale

"Development within the Urban Growth Area will be phased to promote efficient use of land.... growth should be directed as follows: a) first, to Centers and urbanized areas with existing infrastructure capacity; b) second, to areas which are already urbanized...and c) last, to areas requiring major infrastructure improvements....All jurisdictions shall develop neighborhood planning and design processes to encourage infill development and enhance the existing community character and mix of uses." (CPP III. C2, LU-28 & 69, see also FW1, Step 8)

One way to achieve efficient use of urban land is to redevelop urban land that had a pre-existing use. Often the pre-existing use was less than optimal for the location - such as a large, underused warehouse in a busy commercial area. In the residential context, the efficiency is gained by building at a higher density than the pre-existing use.

The 2002 King County Buildable Lands Report found that approximately 57% of the residential land supply in King County is redevelopable land, rather than vacant land. Inevitably, the supply of vacant land within the urban area will continue to shrink. Indicator 32 monitors the percent of our new housing that is actually being built on redevelopable land rather than vacant land.

Developers sometimes find vacant land more attractive because there are no demolition costs associated with it, but redevelopable land can also be attractive because of a prime location, or because infrastructure is likely to be in place already.

Key Trends

- In 2003, about 43% of all new residential units were permitted on land that had a pre-existing use. In the urban area, the proportion was about 44%. Because it is not always easy to trace a pre-existing use on land, these figures should be considered a conservative estimate.
- The proportion of redevelopment was lower than the 2002 estimate of 52%, but in line with estimates from 2000 and 2001.

Fig. 31.4

Percent of New Housing Units Built Through Redevelopment by Sub-Area				
	2000	2001	2002	2003
Seattle-Shoreline	71%	81%	77%	72%
Greater East Side	20%	9%	44%	28%
South King County	36%	12%	34%	37%
Rural Cities	0%	0%	8%	12%
Urban Total*	51%	46%	53%	44%
Unincorp KC*	na	29%	23%	17%
Total County	46%	44%	52%	43%

*For 2000, the Urban Total Includes just the Cities, and Unincorp. KC refers to both urban and rural Unincorp. KC. For 2002 and 2003 the urban areas of Unincorporated King County are included in the urban sub-regions, and the Urban Area Total refers to both cities and unincorporated areas within the Urban Growth Boundary. Only the rural area is included in the Unincorp. KC category.

- This relatively high rate of development on previously-used land is a positive sign that urban land is being used efficiently as vacant land becomes more scarce.
- As would be expected the highest rate of redevelopment is in the older and more densely-populated Sea-Shore subregion, while the Rural Cities have a relatively low redevelopment rate.

Fig. 32.2

